

JERSEY CITY PLANNING BOARD

PUBLIC NOTICE VIRTUAL MEETING

In accordance with N.J.S.A 10:4-12, the “Open Public Meetings Act,” you are hereby notified of a Virtual Meeting of the Jersey City Planning Board on the date and time of July 21, 2020 at 5:30 pm.

ADVISORIES

This meeting will be conducted by electronic means in accordance with the “Senator Byron M. Baer Open Public Meetings Act” of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a “Public Health Emergency and State of Emergency” and directing residents to quarantine and practice social distancing.

Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@jcnj.org.

No new matter involving an applicant will be started after 11PM. At 10PM the Board Chair will decide and advise applicants whether they will be heard. If an applicant cannot be heard because of the lateness of the hour, the matter will be carried over to the next regularly scheduled meeting with preservation of notice.

The Board Chair may change the order in which the agenda items are called.

VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS

The Jersey City Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

JOIN VIRTUAL MEETING

click link above at the scheduled date and time of this meeting

If you wish to **participate** during the public comment portion of an agenda item, then you must:

- Join the meeting using Zoom: <https://us02web.zoom.us/j/85998956714>
- When the Public Comment portion of a case you wish to speak on is opened to the public, you as an attendee must then click the “raise hand” button in order to indicate to the Board Chair or Secretary that you wish to speak. If you called in, you may use *9 to raise your hand.
- After clicking “raise hand” listen for your name, phone number or other ID, given to you during login. Permissions to speak will be then granted to you and you must be sworn in before you can give comments.
- The Board will determine how long each commenter will speak, and when your time expires your microphone will be muted.
- You cannot participate in public comment unless you are attending the virtual meeting through Zoom.

You may also call in to access the meeting. All public users calling in must use +1 312 626 6799 or +1 929 205 6099, and Webinar ID: 859 9895 6714.

All microphones of public users will be muted, except as set forth above during the public comment portion of each agenda item.

You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us/test>.

Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@jcnj.org. Staff will not be available by phone or in the office during the virtual meeting. You can find more information available at jerseycitynj.gov/planning.

ACCESS DIGITAL PLANS AND APPLICATION MATERIALS

To access and download digital plans, agendas have hyperlinks to where you can find digital plans, reports and other materials for all applications to be presented. Within the agenda, click on a link for the case you wish to review. See links below. Alternatively, you can search by address or case number to review digital plans at the Jersey City Data Portal.

AGENDA

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business
7. New Business
8. Discussion of Planning Board Reorganization. Formal action may be taken.
9. Case: [P19-136](#)
 - For: Minor Subdivision and Site Plan with “c” variances
 - Address: 15-17 Fulton Avenue
 - Applicant: 15-17 Fulton Ave., LLC
 - Review Planner: Cameron Black, AICP, PP
 - Attorney: Eugene O’Connell, Esq.
 - Block: 25903
 - Lot: 28
 - Zone: R-1
 - Description: Subdividing a 55.54’ x 95’ lot to create a new two-family home with a two car garage on the adjacent lot to the west and preserving the existing home on the adjacent lot.
 - Variances: Minimum lot depth of 100’ and minimum floor to ceiling height.

CARRIED FROM JUNE 23, 2020 MEETING WITH PRESERVATION OF NOTICE.
10. Case: [P20-029](#)
 - For: Minor Subdivision
 - Address: 1904 John F. Kennedy Blvd.
 - Applicant: SIMS Development, LLC.
 - Review Planner: Cameron Black, AICP, PP
 - Attorney: Stephen Joseph, Esq.
 - Block: 25503
 - Lot: 9
 - Zone: R-3
 - Description: Subdividing a 5,626 square foot lot into two conforming new lots.

CARRIED FROM JUNE 23, 2020 MEETING WITH PRESERVATION OF NOTICE.
11. Case: [P19-154](#)
 - For: Minor Site Plan
 - Address: 201 Washington Street
 - Applicant: G&S Development LLC
 - Review Planner: Matt Ward
 - Attorney: Gerard Pizzillo Esq.
 - Block: 14401
 - Lot: 17
 - Zone: H – Historic Zone (Paulus Hook district)
 - Description: Proposed storefront and building alteration and renovation to include façade restoration, window replacement, and canopy installation for restaurant use.

CARRIED FROM JUNE 23, 2020 MEETING.
12. Case: [P20-061](#)
 - For: Preliminary and Final Major Site Plan with deviations
 - Address: 306 Johnston Ave
 - Applicant: AM Development, LLC c/o Ahmed Amin

Review Planner: Matt Ward
 Attorney: Ronald Shaljian
 Block: 17504
 Lot: 16
 Zone: Morris Canal
 Description: Proposed five-story mixed use building with 8 residential units (1 affordable unit plus affordable housing contribution) and 930 square feet of ground floor retail, common rooftop amenity.
 Deviation: Exceeds maximum coverage for rooftop appurtenances
CARRIED FROM JULY 7, 2020 MEETING WITH PRESERVATION OF NOTICE.

13. Case: [P20-032](#)

For: Site Plan Amendment w/ "c" Variance
 Address: 70 Fisk Street
 Applicant: 70 Fisk LLC
 Review Planner: Erica Baptiste
 Attorney: Charles J. Harrington, III, Esq.
 Block: 22002
 Lot: 27
 Zone: Route 440 - Culver Redevelopment Plan Area - Mid-Rise B
 Description: Proposal to amend approved Case No. P18-063 to construct a multifamily building with forty-four (44) residential units and twenty-two (22) parking spaces.
 Variance: Side yard setback
CARRIED FROM JULY 7, 2020 MEETING WITH PRESERVATION OF NOTICE.

14. Case: [P19-166](#)

For: Section 31 Review
 Address: 438 Summit Avenue
 Applicant: The State of New Jersey
 Review Planner: Timothy Krehel, AICP PP
 Attorney: Thomas P. Leane
 Block: 10803
 Lot: 23
 Zone: Journal Square 2060 (Zone 3: Commercial Center)
 Description: Proposed parking deck to accommodate existing building occupied by State Agencies. The proposed Three (3) story (4 floors of parking deck including roof) will accommodate 138 additional on site parking spaces supplementing the existing 154 spaces for a total of 288 spaces.
CARRIED FROM JULY 7, 2020 MEETING.

15. Case: [P20-077](#)

For: Preliminary and Final Major Site Plan w/ "c" Variance
 Address: 281 Central Avenue
 Applicant: 281 Central Ave JC, LLC
 Review Planner: Timothy Krehel, AICP PP
 Attorney: Charles Harrington, III., Esq.
 Block: 3702
 Lot: 29
 Zone: NC - Neighborhood Commercial
 Description: Amend approved Case No P19-017 by adding an additional story and unit, consistent with the most recent amendments to the NC-Neighborhood/Commercial District, into a five (5) story mixed-use building with a ground floor commercial unit and seven (7) residential units .
 Variances: Rear yard setback.
CARRIED FROM JULY 7, 2020 MEETING WITH PRESERVATION OF NOTICE.

16. Case: [P20-016](#)

For: Minor Site Plan - Signage
 Address: 444 Warren St
 Applicant: GS FC Jersey City Pep 2 Urban Renewal, LLC

Review Planner: Mallory Clark, AICP
 Attorney: Robert Verdibello, esq.
 Block: 11803
 Lot: 3.01
 Zone: Harsimus Cove Station Redevelopment Plan - West Neighborhood District
 Description: Building identification and retail signage for Phase IB of the VYV at Hudson Exchange West, consistent with Phase IA signage
 Deviations: Signage Lettering Size

CARRIED FROM JULY 7, 2020 MEETING WITH PRESERVATION OF NOTICE.

17. [Case:](#) [P20-078](#)

For: Minor Site Plan with 'c' Variances
 Address: 310 Fourth Street
 Applicant: Ankit Jain and Angel Jain
 Review Planner: Mallory Clark, AICP
 Attorney: Eugene O'Connell, Esq.
 Block: 11207
 Lot: 15
 Zone: R5
 Description: partial demolition of 3-story, 3-family house and renovation / expansion to a 4 story, 4 family with rear parking off an alley
 Deviations: Rear-yard setback

CARRIED FROM JULY 7, 2020 MEETING WITH PRESERVATION OF NOTICE.

18. [Case:](#) [P20-052](#)

For: Preliminary and Final Major Site Plan Amendment
 Address: 100 Water Street
 Applicant: 100 Water Street, LLC
 Review Planner: Cameron Black, PP, AICP
 Attorney: James McCann, Esq.
 Block: 20703 - 20704
 Lot: 2.01 & 3.01 - 1 & 2
 Zone: Water Street Redevelopment Plan
 Description: Facade material changes, increase in glazing, landscaping changes, roadway changes, the elimination of stoops, and a change in the breakdown of units by type.

CARRIED FROM JULY 7, 2020 MEETING WITH PRESERVATION OF NOTICE.

19. [Case:](#) [P20-035](#)

For: Preliminary and Final Major Site Plan
 Address: 530-580 Montgomery Street
 Applicant: Muslim Federation of New Jersey, Inc
 Review Planner: Cameron Black, AICP, PP
 Attorney: Ronald H. Shaljian, Esq.
 Block: 12405
 Lot: 1 & 2
 Zone: Montgomery Street Redevelopment Plan
 Description: Parking lot and sidewalk improvements required as conditions of approval for 530 Montgomery Street (P19-051)

20. [Case:](#) [P19-167](#)

For: Preliminary and Final Major Site Plan
 Address: 248-250 Academy Street
 Applicant: GOPALJI LLC / DVSRD LLC
 Review Planner: Timothy Krehel, AICP, PP
 Attorney: Gerard D. Pizzillo, Esq.
 Block: 12204
 Lot: 1, 30
 Zone: JSQ 2060 Redevelopment Plan (Zone 4: Neighborhood Mixed Use)

Description: Proposed construction of a four (4) story hotel, containing sixty (60) rooms, event space, lounge, and a roof deck.

Variances: Front Yard Setback, Min residential floor to ceiling height.

21. [Case:](#) [P20-042](#)
- For: Minor Site Plan w/ “c” Variance
- Address: 95 Christopher Columbus Drive
- Applicant: Wells REIT II – International Financial Tower, LLC
- Review Planner: Erica Baptiste
- Attorney: James McCann, Esq.
- Block: 12902
- Lot: 1
- Zone: Grove Street Station
- Description: Proposal to renovate exterior of building including changes to entry facade and facade signage, parking garage facade, retail and/or restaurant storefronts signage and paving.
- Variances: Number of exterior retail signs per use
22. [Case:](#) [P20-062](#)
- For: 1-year Extension
- Address: 808 Pavonia Avenue
- Applicant: Journal Square Ramp LLC
- Review Planner: Erica Baptiste
- Attorney: Eugene T. Paolino, Esq.
- Block: 8904; 10601
- Lot: 34 & 35; 38 & 39
- Zone: Journal Square 2060 Redevelopment Plan – Zone 10
- Description: Second request for a one-year extension (Case No. P19-079) of Preliminary and Final Site Plan (Case No. P16-118) approval for the construction of a two-phased mixed-use project consisting of two towers (Tower 1 measuring 51 stories and Tower 2 measuring 57 stories) containing a total of 1,189 residential units, 6,500 square feet of ground floor commercial space, 5,064 square feet of gallery space, 10,334 square feet of theater space, bicycle parking and 970 parking spaces.
23. [Case:](#) [P20-024](#)
- For: Administrative Amendment
- Address: 211 Baldwin Avenue
- Applicant: 205 Baldwin Avenue, LLC
- Review Planner: Cameron Chester Black, AICP, PP
- Attorney: Ronald H. Shaljian, Esq.
- Block: 10803
- Lot: 29.01
- Zone: Journal Square 2060 Redevelopment Plan
- Description: Requested relief from the condition of approval requiring 20% of the units to be reserved as affordable housing units for veterans.
24. [Case:](#) [P19-156](#)
- For: Preliminary and Final Major Site Plan Amendment
- Address: 55 Jordan Ave, 26 Tuers Ave and 535-545 Mercer Ave
- Applicant: 55 Jordan Avenue LLC
- Review Planner: Matt Ward, AICP, PP
- Attorney: Gerard Pizzillo, Esq.
- Block: 13504
- Lot: 10.01 (F/K/A 7, 10-14)
- Zone: McGinley Square East Redevelopment Plan
- Description: Approved under case P16-102, the Applicant seeks to amend the approval to relocate utilities, reconfiguration of ground floor retail spaces and construct enclosed rooftop amenity spaces.

CARRIED TO AUGUST 11, 2020 MEETING

25. [Case: P19-163](#)
- For: Preliminary and Final Major Site Plan
- Address: 619 Grove Street and 610-620 Grove Street
- Applicant: 15th and Grove JC LLC
- Review Planner: Matt Ward, AICP, PP
- Attorney: Jenn Porter Esq.
- Blocks/Lots: 7102/7 and 7103/12-17
- Zone: Jersey Avenue Light Rail Redevelopment Plan
- Description: Proposed St. Lucy Overlay Bonus development to include development of the St. Lucy Parcel and the Public Benefit Parcel. The St. Lucy Parcel includes limited demolition that will preserve facades and historic fabric of the existing three building complex and incorporate those elements into a new 23-story mixed-use development consisting of 5,600 sf of commercial space, an enclosed parking garage with 251 parking spaces (2 spaces reserved/dedicated to the shelter) and 444 residential units (13 income restricted affordable units). The Public Benefit Parcel includes proposed demolition and construction of a 5-story shelter facility of nearly 57,000 square feet with 15 studio Supportive Housing units, 5 three-bedroom Transitional Housing units, 165 beds for housing of the homeless as well as 2,450 sf of accessory administrative use.
26. [Case: P20-051](#)
- For: Preliminary and Final Major Site Plan with Deviations
- Address: 829-843 Garfield Avenue
- Applicant: 829 Garfield Holdings LP
- Review Planner: Matt Ward, AICP, PP
- Attorney: Elnardo Webster, II, Esq.
- Block: 22704
- Lot: 7.01 (7, 8, 9)
- Zone: Canal Crossing Redevelopment Plan
- Description: Proposed construction of a 5-story mixed use building consisting of 110 dwelling units (10 income restricted affordable units), 9,000 square feet of ground floor commercial and 79 parking spaces.
- Deviations: Maximum permitted stories, Maximum permitted height in feet, Minimum floor to ceiling height for ground color commercial, Minimum unit mix for one-bedroom units, Minimum unit size for two-bedroom units, Maximum unit mix percentage for two-bedroom units, Maximum unit mix percentage for three-bedroom units, Maximum size of signage.
27. [Case: P20-023](#)
- For: Preliminary and Final Major Site Plan
- Address: 477 Monmouth St
- Applicant: 477 Monmouth LLC
- Review Planner: Mallory Clark, AICP
- Attorney: Patrick Conlon, Esq.
- Block: 9908
- Lot: 28
- Zone: R5
- Description: 4 story, 4 unit structure with rear yard landscaping and green roof
28. [Case: P20-040](#)
- For: Site Plan Amendment
- Address: 180 Tenth Street
- Applicant: HP Roosevelt Urban Renewal
- Review Planner: Timothy Krehel, AICP PP
- Attorney: Francis X. Regan
- Block: 8802
- Lot: 6
- Zone: Jersey Avenue / 10th Street Redevelopment Plan
- Description: Roosevelt Apartments - Amendment to site plan approval to permit the minimum of 58 spaces currently being utilized by apartment tenants in the Newport Mall parking deck as per the original site plan approval (copy attached)

to be relocated to a parking deck to be constructed on the property located on Block 8603, Lot 3, which will also provide parking for the Lincoln Apartments located at 204 Tenth Street.

29. Case: [P20-041](#)
For: Preliminary/Final Major Site Plan
Address: 201 Erie Street
Applicant: HP Lincoln Urban Renewal
Review Planner: Timothy Krehel, AICP PP
Attorney: Francis X. Regan
Block: 8603
Lot: 03
Zone: Jersey Avenue / 10th Street Redevelopment Plan
Description: Construction of a parking deck on the property which currently contains surface parking with 94 parking spaces for the Lincoln Apartments (153 Units) that will increase the number of spaces to 156, and will also provide parking (total of 58 spaces) for the Roosevelt Apartments located at 180 Tenth Street, which is currently subject to a separate development application to be considered by the Planning Board.

30. Case: [P19-056](#)
For: Preliminary/Final Major Site Plan
Address: 82-84 Coles Street
Applicant: 82-84 Coles Street LLC
Review Planner: Timothy Krehel, AICP PP
Attorney: Charles J. Harrington, III
Block: 11213
Lot: 2, 3
Zone: H (Historic District)
Description: Applicant proposes new construction of a four (4) story residential townhouse with two (2) residential units.

31. Memorialization of Resolutions
32. Executive Session, as needed, to discuss litigation, personnel or other matters
33. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD